



### DIRECTIONS

From Chepstow proceed up the High Street through the town arch turning right onto Welsh Street. Proceed up Welsh Street passing The Dell Primary School on your right hand side taking the next left turn into Mount Way taking the first left where you will see the intercom system and wrought iron gates.

### SERVICES

Mains water, electricity and drainage, electric central heating.  
Council Tax Band E

### MAINTENANCE AND SERVICE CHARGE

The charges are approximately £2,624.40 per annum (paid bi-annually).

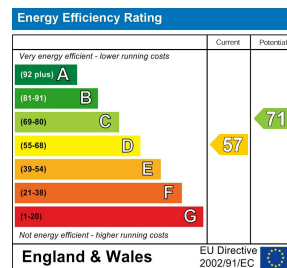
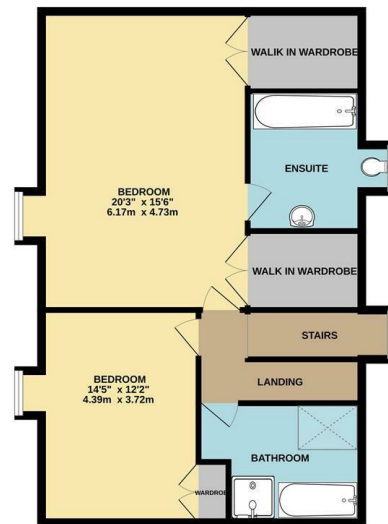
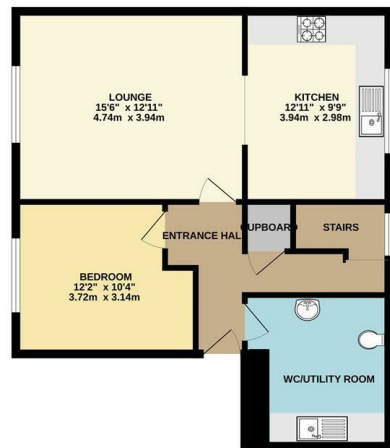
### TENURE - LEASEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 1415 sq.ft. (131.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



**20, THE GATEHOUSE THE MOUNT, CHEPSTOW,  
MONMOUTHSHIRE, NP16 5UJ**



**£319,500**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk



20 The Gatehouse, offers a spacious and stylish first floor duplex apartment, situated within the grounds of a Grade II listed mansion. The property forms part of a private, gated development, surrounded by stunning, landscaped communal gardens with commanding views across Chepstow and the lower Wye Valley. The Mount is conveniently located within walking distance of the town centre, and the wide range of amenities that Chepstow has to offer. There are also good bus, road and rail links close by, with the A48, M48 and M4 motorway networks bringing Newport, Cardiff and Bristol all within commuting distance.

The stunning entrance through the electric gates leads you under the arch and into the central courtyard where there is allocated parking for residents along with visitor parking. The apartment itself comprises of a generous and light sitting room, open to the dining area and kitchen, a spacious utility room with WC and the third bedroom to the ground floor. On the first floor you will find the impressive principal bedroom with en-suite bathroom, the main bathroom and a further double bedroom.

**COMMUNAL HALL**

Approached via a panelled door with intercom system. Stairs and half landing to first floor. Panelled door with spy hole leading to :-

**RECEPTION HALL**

Airing cupboard housing hot water cylinder. Turn stairs to upper floor landing. Double glazed sash window overlooking the courtyard. Doors off.

**UTILITY ROOM/WC**

**3.10m x 2.92m to include door recess (10'2" x 9'6" to include door recess)**

Appointed with base units with granite effect worksurfaces over. Single bowl and drainer stainless steel sink unit with mixer tap.

Space for washing machine and tumble dryer. Low level WC and pedestal wash hand basin with chrome mixer tap. Tiled splashbacks and ceramic tiled flooring.

**LIVING ROOM**

**4.72m x 3.96m (15'5" x 12'11" )**

A spacious reception room with double glazed sash window to front elevation with views. Open to :-

**KITCHEN/DINING ROOM**

**3.96m x 2.95m (12'11" x 9'8" )**

Appointed with a matching range of base and eye level storage units with granite effect work surfacing over. Inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Built-in appliances include fan assisted electric oven, 4 ring

electric hob with extractor hood over, dishwasher and fridge/freezer. Tiled splashbacks and ceramic tiled flooring. Double glazed sash window overlooking the courtyard.

**BEDROOM 3/DINING ROOM**

**3.63m to include recess x 3.10m (11'10" to include recess x 10'2" )**

This room is currently being used as a playroom but could be used as an extra bedroom or formal dining room. Double glazed sash window to front elevation with views.

**FIRST FLOOR STAIRS AND LANDING**

Double glazed Velux roof window to courtyard. Doors off.

**PRINCIPAL BEDROOM SUITE**

**6.15m x 4.85m max to include window recess (20'2" x 15'10" max to include window recess)**

A spacious double bedroom with two open alcoves used as walk-in wardrobes. Double glazed window to front elevation with far reaching views. Door to :-

**EN-SUITE**

Modern white three-piece suite to include low level WC, pedestal wash hand basin with chrome mixer tap and bath with mixer tap and shower attachment over. Electric chrome heated towel rail. Part-tiled walls and ceramic tiled flooring. Obscure double glazed window to the courtyard.

**GUEST BEDROOM**

**4.39m x 3.56m max to include window recess (14'4" x 11'8" max to include window recess)**

A double bedroom with double glazed window to front elevation with far reaching views. This room benefits from fitted wardrobes.

**BATHROOM**

Appointed with a four-piece modern white suite to include low level WC, pedestal wash hand basin with chrome mixer tap, step-in enclosure with mains fed shower and bath with mixer tap with shower attachment over. Electric chrome heated towel rail. Part-tiled walls and ceramic tiled flooring. Double glazed Velux roof window to rear elevation.

**OUTSIDE**

The property is approached via period ornate wrought iron electric gates with intercom system. Leading through to the imposing archway to the courtyard parking area. There are well maintained gardens and grounds which can be utilised by all residents at The Mount with superb views. The designated parking space is within the courtyard with additional visitor parking available within the grounds.

**SERVICES**

Mains water, electricity and drainage, electric central heating.

